

Cleveland Housing Authority



Agency Plan

FFY 2010

Submitted to HUD April, 2010

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**PHA 5-Year and
Annual Plan**

**U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing**

**OMB No. 2577-0226
Expires 4/30/2011**

1.0 PHA Information PHA Name: Cleveland Housing Authority PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing PHA Fiscal Year Beginning: (MM/YYYY): 07/2010		PHA Code: TN054 <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8)																										
Submitted to HUD – April 16, 2010																												
2.0 Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 434 Number of HCV units: 208																												
3.0 Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																												
4.0 PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																												
<table border="1" style="width: 100%;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) Included in the Consortia</th> <th rowspan="2">Programs Not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:						
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		PH	HCV																									
PHA 1:																												
PHA 2:																												
PHA 3:																												
5.0 5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																												
5.1 Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <p>The mission of Cleveland Housing Authority is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.</p>																												
5.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <p>Attached.</p>																												
6.0 PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: N/A (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <p>Cleveland Housing Authority Main Office – 450 Walker Street NE, Cleveland, TN 37320</p>																												
7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i> Attached.																												
8.0 Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable. <p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>TN37-P054-501-10 Annual Statement TN37-P054-501-09 P & E Report dated 12/31/2009 TN37-S054-501-09 P & E Report dated 12/31/2009 TN37-P054-501-08 P & E Report dated 12/31/2009 TN37-P054-501-07 P & E Report dated 12/31/2009 TN37-P054-501-06 P & E Report dated 12/31/2009</p> <p>Attached</p>																												

8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. Attached
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. N/A
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.
Attached	
9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. Attached
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. <ul style="list-style-type: none"> (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. Attached (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" Attached
11.0	Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office. <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) Attached (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) Attached (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) Attached (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) Attached (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) N/A (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. Attached (g) Challenged Elements Attached (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) Attached (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) Attached

ATTACHMENTS TO 2010 PHA PLAN IN ACCORDANCE WITH INSTRUCTIONS FOR PHA PLAN TEMPLATE HUD-50075

5.2 Goals and Objectives

Expand the supply of assisted housing:

- Reduce public housing vacancies
- Leverage private or other public funds to create additional housing opportunities
- Acquire or build units or developments

Improve the quality of assisted housing

- Improve public housing management (PHAS score)
- Concentrate on efforts to improve specific management functions (applicant lease up, TAR, unit turnaround)
- Renovate or modernize public housing units
- Demolish or dispose of obsolete public housing
- Provide replacement public housing
- Pursue all available development opportunities

Increase assisted housing choices

- Increase voucher payment standards

Provide an improved living environment

- Implement public housing security improvements **Update: As of 2/28/10 contracted for above baseline Police services with City of Cleveland.**
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Implement a preference for working families **Update: Preference revised as of 10/20/08.**

Promote self-sufficiency and asset development of assisted households

- Increase the number and percentage of employed persons in assisted families through implementation of a preference for working families
- Provide or attract supportive services to improve assistance recipient's employability

Ensure equal opportunity and affirmatively further fair housing

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability;
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status, and disability;

- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:

Other PHA Goals and Objectives: (list below)

1. Develop strategies for evaluation and reconfiguration of the PIH Inventory.
 - a. Analyze current population growth trends. **Update: As of 1/19/10 – contracted for Market Study of area of jurisdiction.**
 - b. Examine supply & availability of affordable housing in the area.
 - c. Evaluate density reduction options (demolition/disposition).
Update: As of 5/16/09 – contracted for Analysis of CHA portfolio.
 - d. Perform handicap accessibility improvements for Section 504 compliance (8-10 units). **Update: As of 2/1/10 – 8 units have been renovated**
2. Develop strategies for creation of alternative funding sources to support ongoing activities of the Housing Authority.
3. Create a Non-Profit 501(c) 3 organization for future development partnerships and initiatives. **Update: As of 4/1/08 – non-profit organization established.**
4. Develop opportunities to leverage Capital Funds to promote comprehensive modernization and improvement in all PIH developments.
Update: As of 4/6/09 – made CFRC application to HUD.
5. Develop strategies for providing additional Security for all public housing developments. **Update: As of 2/28/10 – contracted for above baseline Police services with City of Cleveland.**
6. Create a dialogue for expansion and collaboration of development & re-development areas with City & County Stakeholders.
7. Explore options for development of new units designed for the elderly.
8. Explore alternatives for “highest/best” use of existing PIH units.

6.1 Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures

PUBLIC HOUSING

Eligibility

Eligibility for admission is verified seven (7) days prior to offer of unit. The following non-income screening factors are used to establish eligibility for admission to public housing:

- Criminal or drug-related activity
- Rental history
- Housekeeping
- Credit history

Waiting List

Cleveland Housing Authority (CHA) has a community-wide waiting list. Interested persons may apply for admission at the main administrative office.

Admissions Preferences

CHA plans not to exceed the federal targeting requirements by targeting more than 40% of all new admission to public housing to families at or below 30% of median area income.

The following preferences are used:

- Working families and those unable to work because of age or disability
- Victims of Federally Declared Disasters
- Date and Time

Occupancy

The following reference materials can be used to obtain information about the rules of occupancy of public housing:

- The PHA-resident lease
- The PHA's Admissions and Continued Occupancy Policy
- PHA briefing video

Deconcentration and Income Mixing

The Cleveland Housing Authority's policy to provide for deconcentration of poverty will consist of the following:

- A. Targeting: The income levels of families on the waiting list will be analyzed so that not less than 40% of admissions in any fiscal year will be families whose income does not exceed 30% of median income for the area.
- B. Income Mixing: Prior to the beginning of each fiscal year the CHA will analyze the income levels of families residing in each development to bring higher income families into lower income developments and lower income families into higher income developments.

The CHA will strive to insure that no individual development has a concentration of higher or lower income families. The CHA may skip families on the waiting list to reach other families with a lower or higher income. This will be accomplished in a uniform and non-discriminatory manner.

The CHA will affirmatively market public housing to all eligible income groups. If necessary, the CHA will determine the level of additional marketing strategies and deconcentration incentives to implement the objective of this policy.

SECTION 8

Eligibility

Eligibility for admission is verified within three months of being offered a unit. The following non-income screening factors are used to establish eligibility for admission to public housing:

- Criminal or drug-related activity

Waiting List

Interested persons may apply for admission at the CHA Main Administrative Office.

Extensions granted based on unusual circumstances beyond the applicant's control. The CHA will also grant extensions based on need to find reasonable accommodations for special needs and handicap.

Admissions Preferences

CHA does not plan to exceed the federal targeting requirements by targeting more than 75% of all new admission to Section 8 Program to families at or below 30% of median area income.

The following preferences are used:

- Special purpose section 8 assistance programs
- Victims of Federally Declared Disasters

Occupancy

The following reference materials can be used to obtain information about the rules of occupancy of the Section 8 Program:

- The Section 8 Administrative Plan
- PHA briefing seminars or written materials
- Through published notices

6.2 Financial Resources

The CHA expects to expend approximately **\$3.5 million** in the year 2010 for operations, capital improvements and administrative costs.

6.3 Rent Determination

PUBLIC HOUSING

CHA employs discretionary policies for determining income-based rent by having a minimum rent of \$50.00.

CHA uses HUD's required minimum rent hardship exemptions.

Ceiling Rents

The CHA has ceiling rents for all developments.

Rent Re-Determinations

Tenants are required to report any and all changes in family composition only. Income changes are reported when a tenant on income based rent receives a new source of income or changes jobs.

Flat Rents

CHA established flat rents by using:

- Survey of rents listed in local newspapers
- The Section 8 rent reasonableness study of comparable housing

SECTION 8

Payment Standards

- 93% of FMR
- Payment standards are reevaluated annually
- Assessment of the payment standards are based on the success rates of assisted families and the rent burdens of assisted families.

CHA employs discretionary policies for determining income-based rent by having a minimum rent of \$50.00.

CHA uses HUD's required minimum rent hardship exemptions.

6.4 Operation and Management

- 1. Executive Director: Paul Dellinger**
- 2. Financial Manager: Linda Campbell**
- 4. Accounting Technician: Donna Lanier**
- 5. Customer Service/Receptionist: Annie Stephens**
- 6. Asst. Public Housing Mgr: Stephanie Crossland**
- 7. Maintenance Foreman: Rich Heil**
- 8. Section 8 Manager: Myra Byrd**
- 9. Public Housing Manager: Charlotte Hagan**

6.5 Grievance Procedures

The CHA has revised its Grievance Procedure to comply with the QHWRA and will continue to make revisions as additional issues are addressed by HUD regulations.

6.6 Designated Housing for Elderly and Disabled Families

The CHA plans to maintain the current elderly/disabled designation that applies to a portion of their units. The CHA has no plans to designate additional units at this time.

6.7 Community Service and Self-Sufficiency

The CHA has developed a Community Service Program that is in compliance with HUD requirements.

The CHA has adopted policy changes necessary to be in compliance with QHWRA and will update as information dictates.

6.8 Safety and Crime Prevention

The CHA will work closely with the police in all communities to take care of any problem, as it arises.

6.9 Pet Policy

The CHA has a policy related to tenant-owned pets. This policy permits all CHA residents to own pets as mandated by the QHWRA through regulations published in the Federal Register on July 10, 2000 and is subject to compliance with specific requirements of CHA's pet lease, which is available at the PHA Main Administrative Office.

6.10 Civil Rights Certification

HUD-50077 (Attached).

6.11 Fiscal Year Audit

The CHA's most recent audit is on file at the HUD Field Office in Knoxville, Tennessee and is available for review at the main office during normal business hours.

6.12 Asset Management

It is the goal of the CHA to manage our assets (physical property, financial resources and manpower) as efficiently as possible.

6.13 Violence Against Women Act (VAWA)

A Public Housing Agency (PHA), owner or landlord may not deny admission to an applicant (male or female) who has been a victim of domestic violence, dating violence or stalking if the applicant otherwise qualifies for assistance or admission.

To qualify for public housing, all applicants, including victims of domestic violence, dating violence or stalking, must, at a minimum:

- meet the local PHA's definition of "family";
- be income eligible;
- have at least one family member who is a U.S. Citizen or has eligible immigration status;
- pass criminal background screening;
- have no outstanding debt to the PHA; and
- meet all other local PHA screening criteria.

Reporting incidents of domestic violence, dating violence or stalking to law enforcement, victim's rights advocates, and the PHA may help preserve your housing rights. The PHA may not deny, remove or terminate assistance to a victim of domestic violence, dating violence or stalking based solely on such an incident or threat.

The PHA, may deny, remove, or terminate assistance to an individual perpetrator of such actions and continue to allow the victim or other household members to remain in the dwelling unit or receive housing assistance. This does not limit the authority of the PHA to terminate your assistance for other criminal activity or good cause.

In processing a request by a victim for continued assistance, the PHA may request that you certify that you are a victim of domestic violence, dating violence or stalking, and that the actual or threatened abuse meet the requirements set forth in the VAWA. Such certification must include the name of the perpetrator. If you do not provide the requested information within 14 business days, your assistance may be terminated.

Any information provided pursuant to the Violence Against Women Act shall neither be entered into any shared database nor provided to any related entity, except to the extent that disclosure is requested or consented to by the individual in writing; required for use in an eviction proceeding of an abuser, stalker or perpetrator of domestic violence; or is otherwise required by applicable law.

It is in the best interest of any victim of domestic violence, dating violence or stalking to report the incident to the PHA and complete form HUD-50066 Certification of Domestic Violence, Dating Violence, or Stalking or provide approved documentation in lieu of the certification.

7.0 HOPE VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

HOPE VI: None

Mixed finance Modernization or Development:

CHA has begun a comprehensive analysis of its entire portfolio of properties to specifically identify feasible candidates for mixed finance modernization or development. Potential candidates would include: TN54001, TN54002, TN54003, TN54004, TN54005.

Demolition and/or Disposition:

As part of the comprehensive analysis of its portfolio, CHA is examining the feasibility of demolishing a portion of the buildings in Development TN54-003 (Samuel Melton Homes) and make application to HUD when appropriate. CHA will examine disposition of selected Developments as part of identification of the "highest and best use" within HUD's Asset Management philosophy. The demolition (density reduction) and disposition (re-positioning) activities being proposed will be contingent upon HUD approval. Demolition/Disposition will be considered for all CHA developments: TN54001, TN54002, TN54003, TN54004, TN54005.

CHA will continue to search for housing replacement opportunities including acquisition of existing developed properties as well as vacant property for future development within Cleveland/Bradley County. This activity will also include participation in tax-credit and other development opportunities that promote the expansion of affordable housing when appropriate.

9.0 Housing Needs

The CHA current waiting list for public housing contains 298 families (03/01/2010) and Section 8 contains 50 families (03/01/2010). The greatest demand is for small to medium bedroom units (0,1, and 2 bedroom units). CHA public housing developments are primarily located in the southeast quadrant of the City of Cleveland, TN and as of 03/01/2010, CHA has an occupancy rate of 91% for the entire portfolio.

CHA does not have the physical facilities to meet this demand. The Elderly and disabled occupy most of CHA's 0 and 1 bedroom units. The facilities used to serve the Elderly are of poor design and require navigation of exterior stairways to access apartments on the second floor. Additionally, Cleveland/Bradley County has experienced an increase in the demand for facilities and services for the homeless.

9.1 Strategy for Addressing Housing Needs

CHA has engaged a consulting firm (Housing Solutions, Inc.) to conduct a portfolio analysis of all PIH properties for the purpose of developing strategies for decision making regarding capital investment, acquisition, demolition, disposition, and redevelopment activities to position CHA properties to best meet the housing needs of the community. This would include creation of new designated elderly housing, repositioning of outdated properties and modernization/revitalization of family housing. CHA anticipates implementation of at least one strategic action item during FY'09-FY'10. Additional tools expected to be used in this endeavor are Energy Performance Contracting (EPC), Capital Fund financing Program (CFFP), Tax-credit development, and other non-traditional forms of affordable housing expansion.

10.0 Additional Information

(a) Progress in Meeting Mission and Goals:

CHA Goals and Objectives:

1. Develop strategies for evaluation and reconfiguration of the PIH Inventory.
As of 1/1/09, CHA has engaged Mobley & Associates to conduct Strategic Planning and assessment of portfolio from which an action plan for completing items (a) thru (c) will be performed.
 - a. Analyze current population growth trends.
 - b. Examine supply and availability of affordable housing in the area.
 - c. Evaluate density reduction options (demolition/disposition).
 - d. Perform handicap accessibility improvements for Section 504 compliance (8-10 units). As of 2/1/2010 – 8 units are completed.
2. Develop strategies for creation of alternative funding sources to support ongoing activities of the housing authority.
As of 1/1/09, CHA has engaged Mobley & Associates to conduct Strategic Planning and assessment of portfolio.
3. Create a Non-Profit 501(c)3 organization for future development partnerships and initiatives. As of 3/1/09 – non-profit organization established.
4. Develop opportunities to leverage Capital Funds to promote comprehensive modernization and improvement in all PIH developments.
As of 1/1/09, CHA has engaged Mobley & Associates to conduct Strategic Planning and assessment of portfolio.
5. Develop strategies for providing additional Security for all public housing developments.
6. Create a dialogue for expansion and collaboration of development & redevelopment areas with City and County stakeholders.
7. Explore options for development of new units designed for the elderly.

8. Explore alternatives for “highest/best” use of existing PIH units. As of this will be an outcome of the Strategic Planning and assessment of portfolio with Mobley & Associates.

(b) Significant Amendment and Substantial Deviation/Modification:

Definition of “Substantial Deviation” and “Significant Amendment or Modification”.

The following are considered to be significant amendments or modifications:

- **Changes to rent or admissions policies or organization of the waiting list.**
- **Additions of non-emergency work items (items not included in the current Annual Statement or 5-year Action Plan) or change in use of replacement Reserve funds under the Capital Fund.**
- **Any change with regard to demolition or disposition, designation, homeownership programs or conversions activities.**

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements; such changes will not be considered significant amendments by HUD.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary			
PHA Name: Cleveland Housing Authority		Grant Type and Number Capital Fund Program Grant No: TN37-P054-S01-10 Replacement Housing Factor Grant No: Date of CFFP:	<input type="checkbox"/> FYF of Grant: 2010 <input type="checkbox"/> FFY of Grant Approval: 2010
Type of Grant	<input checked="" type="checkbox"/> Original Annual Statement	<input type="checkbox"/> Reserve for Disasters/Emergencies	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report ()	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
Line	Original	Revised ²	Obligated Expended
1	Total non-CFFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³	30,000.00	
3	1408 Management Improvements	80,000.00	
4	1410 Administration (may not exceed 10% of line 21)	50,000.00	
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	45,000.00	
8	1440 Site Acquisition		
9	1450 Site Improvement	48,000.00	
10	1460 Dwelling Structures	257,243.00	
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures	30,000.00	
13	1475 Non-dwelling Equipment	60,000.00	
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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Part I: Summary		<input type="checkbox"/> FFY of Grant: 2010 <input type="checkbox"/> FFY of Grant Approval: 2010		
PHA Name: Cleveland Housing Authority	Grant Type and Number Capital Fund Program Grant No: TN37-P054-501-10 Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report		
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Total Actual Cost ¹
	Original	Obligated	Expendited	
18a	1501 Collateralization or Debt Service paid by the PHA	43,000.00		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of lines 2 - 19)	643,243.00		
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities			
23	Amount of line 20 Related to Security - Soft Costs			
24	Amount of line 20 Related to Security - Hard Costs			
25	Amount of line 20 Related to Energy Conservation Measures			
Signature of Executive Director - Paul A. Dellingar		Date 03/26/2010	Signature of Public Housing Director	
			Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2010			
PHA Name: Cleveland Housing Authority		Capital Fund Program Grant No: TN37-P054-501-10 CFFP (Yes/ No): No Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²
PHA-Wide Fees & Costs	A/E Fees Environmental Review	1430	LS	44,000.00			
PHA-Wide Administration	CFP Admin	1410	1	30,000.00			
PHA-Wide	Operations	1406	LS	30,000.00			
PHA-Wide Management Improvements	Staff Training Office Automation	1408	LS	10,000.00			
	Additional Security	1408	LS	20,000.00			
	Debt Service	1501	LS	43,000.00			

¹To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
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Part II: Supporting Pages

PHA Name: Cleveland Housing Authority		Grant Type and Number		Federal FFY of Grant: 2010			
		Capital Fund Program Grant No: TN37-P054-501-10					
		CFFP (Yes/ No): No					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
			Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
TN54-001	Dryer Outlets Low-Flow Fixtures	1460 1460	LS LS	10,000.00 25,000.00			
TN54-002	Dryer Outlets Low-Flow Fixtures	1460 1460	LS LS	10,000.00 25,000.00			
TN54-003 (a) Cooper Elderly	Alarms Locks Laundry Room at Community Bldg.	1460 1460 1470	LS LS 1	25,000.00 25,000.00 30,000.00			
PHA-Wide	Vehicle Replacement (Admin/Maint)	1475	2	60,000.00			
TN54-003 (b) Family Units	Siding, exterior renovations, gutters, downspouts, splashblocks	1460	LS	100,000.00			
TN54-004	Landscaping Drainage Sidewalks	1450 1450 1450	LS LS LS	16,000.00 16,000.00 16,000.00			
TN54-005	Windows Bathroom renovations/flooring, tubs Cabinets	1460 1460 1460	LS LS LS	10,000.00 17,243.00 10,000.00			

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

**Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

**Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary				FFY of Grant: 2009 FFY of Grant Approval:	
PHA Name: Cleveland Housing Authority	Grant Type and Number Capital Fund Program Grant No.: TN37-POS4-5011-09 Replacement Housing Factor Grant No.: Date of CFPF: 2009				
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Type of Grant Line	Summary by Development Account	Original	Total Estimated Cost Revised ²	Obligated	Total Actual Cost ¹ Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 2) ³	30,000	0	0	0
3	1408 Management Improvements	50,000	0	0	0
4	1410 Administration (may not exceed 10% of line 2)	30,000	0	0	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	41,200	0	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	70,000	0	0	0
10	1460 Dwelling Structures	342,043	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable	15,000	0	0	0
12	1470 Non-dwelling Structures	15,000	0	0	0
13	1475 Non-dwelling Equipment	20,000	0	0	0
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴	10,000	0	0	0

¹To be completed for the Performance and Evaluation Report.

²To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant:2009	
PHA Name: Cleveland Housing Authority	Grant Type and Number Capital Fund Program Grant No.: TN37-PO54-501-09 Replacement Housing Factor Grant No.: Date of CFFP:	FFY of Grant Approval: FFY of Grant Approval:	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
		Original	Revised ²
18a	1501 Collateralization or Debt Service paid by the PHA	20,000	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		0
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	643,243	0
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director <i>Jacqueline Hollingshead</i>		Date April 9, 2010	Signature of Public Housing Director
Date			

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number Capital Fund Program Grant No: TN37-DO54-501-09 CFFP (Yes/ No): No Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Funds Obligated ²	Funds Expended ²	Status of Work
Original	Revised ¹	Original	Revised ¹	Original	Revised ¹	Original	Revised ¹	Original
PHA-Wide - TN54-001, TN54-002, TN54-003, TN54-004, TN54-005	Sewer Line Improvements	1450	LS	10,000	0	0	0	
	Drainage/Erosion Improvements	1450	LS	10,000	0	0	0	
	Landscape/Tree Removal	1450	LS	10,000	0	0	0	
	Concrete/Sidewalks	1450	LS	20,000	0	0	0	
	Bathroom Renovations	1460	LS	40,000	0	0	0	
	Kitchen Renovations	1460	LS	40,000	0	0	0	
	Vinyl Siding	1460	LS	20,000	0	0	0	
	Roofing	1460	LS	47,043	0	0	0	
	Exterior/Interior Doors	1460	LS	20,000	0	0	0	
	Electrical Upgrades	1460	LS	40,000	0	0	0	
	Light Fixtures	1460	LS	20,000	0	0	0	
	Flooring	1460	LS	35,000	0	0	0	
	Windows	1460	LS	20,000	0	0	0	
	Plumbing Upgrades/ water heaters	1460	LS	40,000	0	0	0	
	HVAC Installation	1460	LS	20,000	0	0	0	
	Laundry Facilities/Equipment	1470	TN54-003	30,000	0	0	0	
	Parking Upgrades	1450	LS	20,000	0	0	0	
	Appliances	1465.1	LS	20,000	0	0	0	

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² To be completed for the Performance and Evaluation Report.

**Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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OMB No. 2577-0226
Expires 4/30/2011

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**Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
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Part I: Summary		FFY of Grant: 2009	
PHA Name: Cleveland Housing Authority	Grant Type and Number Capital Fund Program Grant No. TN37-S054-501-09 Replacement Housing Factor Grant No: Date of CFPF:	FFY of Grant Approval: 2009	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009		<input checked="" type="checkbox"/> Revised Annual Statement (revision no:in-house rev. A) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹ Expended
Line		Original	Revised ²
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 21) ³		
3	1408 Management Improvements	100,000.00	69,424.00
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs		
8	1440 Site Acquisition		
9	1450 Site Improvement	95,000.00	68,000.00
10	1460 Dwelling Structures	594,218.00	676,794.00
11	1465.1 Dwelling Equipment—Nonexpendable		
12	1470 Non-dwelling Structures	25,000.00	0.00
13	1475 Non-dwelling Equipment		
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

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⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		<input type="checkbox"/> FFY of Grant:2009 <input type="checkbox"/> FFY of Grant Approval: 2009		
PHA Name: Cleveland Housing Authority	Grant Type and Number Capital Fund Program Grant No.:TN37-S054-501-09 Replacement Housing Factor Grant No.: Date of CFFP:			
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/2009 Line Summary by Development Account		<input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report Total Actual Cost¹		
Line	Original	Revised ²	Obligated	Expendited
18a	1501 Collateralization or Debt Service paid by the PHA			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of lines 2 - 19)	814,218.00	814,218.00	
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities			
23	Amount of line 20 Related to Security - Soft Costs			
24	Amount of line 20 Related to Security - Hard Costs			
25	Amount of line 20 Related to Energy Conservation Measures			
Signature of Executive Director <i>Deborah Deneff</i>		Date 04/09/2010	Signature of Public Housing Director	
		Date		

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**Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2009		
PHA Name: Cleveland Housing Authority		Capital Fund Program Grant No: TN37-S054-501-09 CFFP (Yes/ No): No Replacement Housing Factor Grant No:				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work
PHA-WIDE	Security/Surveillance/CPD	1408	LS	100,000.00	69,424.00	Funds Expended ² 0.00
TN54-003	Sidewalks	1450		95,000.00	68,000.00	68,000.00 0.00
PHA-WIDE	Re-roofing, guttering, downspouts	1460		594,218.00	676,794.00	676,794.00 497,622.00
TN54-003	Laundry Facility at Community Bldg.	1470		25,000.00	0.00	0.00 0.00

T-1 Standard Form DA FORMS and Publications Document Dated 02 Dec 1991 Annual Statement

To be completed for the Fellowship and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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U.S. Department of Housing and Urban Development
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Part III: Implementation Schedule for Capital Fund Financing Program

PHA Name: Cleveland Housing Authority

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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 Expires 4/30/2011

Part I: Summary				FFY of Grant: 2008	FFY of Grant Approval:
PHA Name:	Grant Type and Number				
Cleveland Housing Authority	Capital Fund Program Grant No.: TN37P054501-08 Replacement Housing Factor Grant No.: Date of CFPF.				
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report					
Type of Grant Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Total Actual Cost ¹ Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 2) ³	10,000	20,000	20,000	0
3	1408 Management Improvements	30,000	58,000	3,000	0
4	1410 Administration (may not exceed 10% of line 2)	18,000	26,000	26,000	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	75,000	75,000	3,708	3,708
8	1440 Site Acquisition				
9	1450 Site Improvement	50,000	50,000	15,296	15,296
10	1460 Dwelling Structures	229,434	382,243	204,402	83,810
11	1465.1 Dwelling Equipment—Nonexpendable	10,000	12,000	0	0
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	23,809	20,000	0	0
14	1485 Demolition	50,000	0	0	0
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	12,000	0	0	0
17	1499 Development Activities ⁴	10,000	0	0	0

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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 Expires 4/30/2011

Part I: Summary		FFY of Grant:2008		
PHA Name: Cleveland - TN054	Grant Type and Number Capital Fund Program Grant No.: TN37P054501-08 Replacement Housing Factor Grant No.: Date of CFP:	FFY of Grant Approval:		
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Revised for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Total Actual Cost ¹
Original	Obligated	Expended		
18a	1501 Collateralization or Debt Service paid by the PHA	125,000	0	0
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant: (sum of lines 2 - 19)	643,243	643,243	272,406
21	Amount of line 20 Related to LBP Activities			102,814
22	Amount of line 20 Related to Section 504 Activities			
23	Amount of line 20 Related to Security - Hard Costs			
24	Amount of line 20 Related to Energy Conservation Measures			
25				
Signature of Executive Director <i>Jessie Johnson</i>		Date 04/09/2010	Signature of Public Housing Director	
Date				

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part II: Supporting Pages

PHA Name: Cleveland - TN054

Grant Type and Number
 Capital Fund Program Grant No: TN37P054501-08
 CFFP (Yes/ No):
 Replacement Housing Factor Grant No:

		Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost
			Original	Revised ¹
PHA Wide	Sewer Line Improvements	1450	Dev Wide	10,000
PHA Wide	Drainage/Erosion Improvements	1450	Dev Wide	0
PHA Wide	Landscape/Tree Removal	1450	Dev Wide	6,000
PHA Wide	Concrete/Sidewalks	1450	Dev Wide	20,000
PHA Wide	Bathroom Renovations	1460	Dev Wide	0
PHA Wide	Kitchen Renovations	1460	Dev Wide	0
PHA Wide	Vinyl Siding/Exterior Painting	1460	Dev Wide	4,434
PHA Wide	Roofing	1460	Dev Wide	200,000
PHA Wide	Exterior/Interior Doors	1460	Dev Wide	0
PHA Wide	Electrical upgrades	1460	Dev Wide	0
PHA Wide	ADA/504 Renovations	1460	Dev Wide	50,000
PHA Wide	Flooring	1460	Dev Wide	15,000
PHA Wide	Windows	1460	Dev Wide	0
PHA Wide	Plumbing Upgrades	1460	Dev Wide	0
PHA Wide	Dumpsters	1450	Dev Wide	4,000
PHA Wide	HVAC Installation	1460	Dev Wide	0
TN54003	Laundry Facilities/Equipment	1470	Dev Wide	0
PHA Wide	Parking upgrades	1450	Dev Wide	10,000
PHA Wide	Appliances	1465	Dev Wide	12,000

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part II: Supporting Pages

PHA Name: Cleveland Housing Authority		Grant Type and Number Capital Fund Program Grant No.: TN37P034501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No.:		Federal FFY of Grant: 2008			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Funds Obligated ¹	Funds Expended ²
				Original	Revised ¹		
PHA Wide	Operations	1406		10,000	0	0	0
PHA Wide	Mgmt Improvements:	1408		30,000	0	0	0
	Computer upgrades						
	Staff Training						
	Additional Security						
	Boys/Girls Club Program						
PHA Wide	Administration	1410		18,000	0		
PHA Wide	Fees & Costs	1430		75,000	3,708	3,708	
PHA Wide	Non-Dwelling Equipment	1475				23,809	
PHA Wide	Demolition	1485				19,000	
PHA Wide	Relocation	1495.1				12,000	
PHA Wide	Development Activities	1499				10,000	
PHA Wide	Collateralization/Debt Service	1501				125,000	

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**Annual Statement/Performance and Evaluation Report
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U.S. Department of Housing and Urban Development
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

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 Office of Public and Indian Housing
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 Expires 4/30/2011

Part I: Summary		Grant Type and Number Capital Fund Program Grant No.: TN37P054501-07 Replacement Housing Factor Grant No.: Date of CFFP:	FFY of Grant: 2007 <input checked="" type="checkbox"/> FFY of Grant Approval:
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report			
Type of Grant Line	Summary by Development Account	Total Estimated Cost Original	Total Actual Cost ¹ Expended
<input checked="" type="checkbox"/> Revised Annual Statement (revision no: 4) <input type="checkbox"/> Final Performance and Evaluation Report			
1	Total non-CFP Funds	65,000	30,000
2	1406 Operations (may not exceed 20% of line 21) ³	50,000	48,000
3	1408 Management Improvements	26,000	30,000
4	1410 Administration (may not exceed 10% of line 21)		
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	119,500	83,000
8	1440 Site Acquisition		
9	1450 Site Improvement	6,000	38,000
10	1460 Dwelling Structures	272,086	402,586
11	1465.1 Dwelling Equipment—Nonexpendable	12,000	10,000
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment		
14	1485 Demolition	19,000	0
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs	12,000	0
17	1499 Development Activities ⁴	10,000	0

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
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Part I: Summary		<input type="checkbox"/> FFY of Grant:2007 <input checked="" type="checkbox"/> FFY of Grant Approval:	
PHA Name: Cleveland - TN054	Grant Type and Number Capital Fund Program Grant No: TN37P034501-07 Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Revised Annual Statement (revision no: 4) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
Line	Original	Revised ²	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	641,586	641,586
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director <i>DeeDee Hollings</i>		Date 04/09/2010	Signature of Public Housing Director
		Date	

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Part II: Supporting Pages		Grant Type and Number Capital Fund Program Grant No: TN37P034501-07 CFFP (Yes/No): Replacement Housing Factor Grant No:		Federal FFY of Grant: 2007				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Funds Obligated ¹	Funds Expended ²	Status of Work
PHA Wide	Sewer Line Improvements	1450	Dev Wide	50,000	23,188	23,188	0	In-process
PHA Wide	Drainage/Erosion Improvements	1450	Dev Wide	20,000	0	0	0	
PHA Wide	Landscape/Tree Removal	1450	Dev Wide	20,000	14,812	14,812	14,812	Completed
PHA Wide	Concrete/Sidewalks	1450	Dev Wide	30,000	0	0	0	
PHA Wide	Kitchen/Bath Renovations	1460	Dev Wide	45,000	0	0	0	
PHA Wide	Vacant Unit Turnover/Prep	1460	Dev Wide	45,000	38,677	38,677	0	In-process
PHA Wide	Vinyl Siding	1460	Dev Wide	25,000	0	0	0	
PHA Wide	Roofing	1460	Dev Wide	20,000	361,586	361,586	361,586	Completed
PHA Wide	Exterior/Interior Doors	1460	Dev Wide	5,000	0	0	0	
PHA Wide	Electrical Upgrades	1460	Dev Wide	10,000	0	0	0	
PHA Wide	ADA/504 Renovations	1460	Dev Wide	5,000	0	0	0	
PHA Wide	Flooring	1460	Dev Wide	25,000	0	0	0	
PHA Wide	Windows	1460	Dev Wide	10,000	0	0	0	
PHA Wide	Plumbing Upgrades	1460	Dev Wide	6,967	0	0	0	
TN54003	Office Renovations	1470	Dev Wide	50,000	0	0	0	
PHA Wide	HVAC Installation	1460	Dev Wide	8,967	0	0	0	
TN54003	Laundry Facilities/Equipment	1470	Dev Wide	0.00	0	0	0	
PHA Wide	Parking upgrades	1450	Dev Wide	0.00	0	0	0	
PHA Wide	Appliances	1465	Dev Wide	15,000	10,000	10,000	7,108	In-process

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

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Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

10 be completed for the Phenomena and Evaluation Report

**Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2006	
PHA Name: Cleveland Housing Authority	Grant Type and Number Capital Fund Program Grant No.: TN37P054501-06 Replacement Housing Factor Grant No.: Date of CFFP:	FFY of Grant Approval: FFY of Grant Approval:	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost ¹
	Original	Revised ²	Obligated Expended
1	Total non-CFP Funds		
2	1406 Operations (may not exceed 20% of line 2) ³	35,000	15,000
3	1408 Management Improvements	56,000	82,594
4	1410 Administration (may not exceed 10% of line 2)	18,000	64,494
5	1411 Audit		
6	1415 Liquidated Damages		
7	1430 Fees and Costs	151,500	75,000
8	1440 Site Acquisition		
9	1450 Site Improvement	120,000	50,000
10	1460 Dwelling Structures	205,934	329,715
11	1465.1 Dwelling Equipment—Nonexpendable	15,000	7,406
12	1470 Non-dwelling Structures		
13	1475 Non-dwelling Equipment	25,000	20,732
14	1485 Demolition		
15	1492 Moving to Work Demonstration		
16	1495.1 Relocation Costs		
17	1499 Development Activities ⁴		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant:2006		
PHA Name: Cleveland - TN054	Grant Type and Number Capital Fund Program Grant No.: TN37P054501-06 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/31/09 <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Final Performance and Evaluation Report				
Line	Summary by Development Account	Total Estimated Cost	Revised ²	Total Actual Cost ¹
	Original	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA			
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	626,434	644,941	626,330
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities			
23	Amount of line 20 Related to Security - Soft Costs			
24	Amount of line 20 Related to Security - Hard Costs			
25	Amount of line 20 Related to Energy Conservation Measures			
Signature of Executive Director <i>Jedediah Dugay</i>		Date 04/09/2010	Signature of Public Housing Director	
		Date		

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CTP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Cleveland - TN054

Grant Type and Number
 Capital Fund Program Grant No: TN37P054501-06
 CFFP (Yes/ No):
 Replacement Housing Factor Grant No:

Federal FFY of Grant: 2006

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
						Original	Revised ¹
Original	Revised ¹	Funds Obligated ²	Funds Expended ²				
PHW	Sewer Line Improvements	1450	Dev Wide	50,000	0	0	0
PHW	Drainage/Erosion Improvements	1450	Dev Wide	20,000	0	0	0
PHW	Landscape/Tree Removal	1450	Dev Wide	20,000	33,466	33,466	Completed
PHW	Concrete/Sidewalks	1450	Dev Wide	30,000	16,534	16,534	Completed
PHW	Bathroom Renovations	1460	Dev Wide	45,000	0	0	0
PHW	Kitchen Renovations	1460	Dev Wide	45,000	0	0	0
PHW	Vinyl Siding	1460	Dev Wide	25,000	0	0	0
PHW	Roofing	1460	Dev Wide	20,000	24,842	24,842	Completed
PHW	Exterior/Interior Doors	1460	Dev Wide	5,000	0	0	0
PHW	Electrical upgrades	1460	Dev Wide	10,000	0	0	0
PHW	ADA/504 Renovations	1460	Dev Wide	5,000	329,715	329,715	Phase 1 complete
PHW	Flooring	1460	Dev Wide	25,000	0	0	0
PHW	Windows	1460	Dev Wide	10,000	0	0	0
PHW	Plumbing Upgrades	1460	Dev Wide	6,967	0	0	0
TN54003	Office Renovations	1470	Dev Wide	50,000	0	0	0
PHW	HVAC Installation	1460	Dev Wide	8,967	0	0	0
TN54003	Laundry Facilities/Equipment	1470	Dev Wide	0.00	0	0	0
PHW	Parking upgrades	1450	Dev Wide	0.00	0	0	0
PHW	Appliances	1465	Dev Wide	15,000	15,000	7,406	Completed

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² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
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Annual Statement/Performance and Evaluation Report Capital Fund Program, Capital Fund Program Replacement Housing Factor and Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Capital Fund Program—Five-Year Action Plan

Part I: Summary		Locality (City/County & State) Cleveland/Bradley/Tennessee		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
PHA Name/Number	Cleveland HA TN-54	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013
A. Name					Work Statement for Year 5 FFY 2014
B. Physical Improvements Subtotal	Annual Statement	442,000	442,000	410,000	410,000
C. Management Improvements		68,000	68,000	68,000	68,000
D. PHA-Wide Non-dwelling Structures and Equipment		15,000	15,000	45,000	45,000
E. Administration		10,000	10,000	10,000	10,000
F. Other		70,000	70,000	72,000	72,000
G. Operations		23,243	23,243	23,243	23,243
H. Demolition		0	0	0	0
I. Development		5,000	5,000	5,000	5,000
J. Capital Fund Financing – Debt Service		10,000	10,000	10,000	10,000
K. Total CFP Funds		643,243	643,243	643,243	643,243
L. Total Non-CFP Funds		0	0	0	0
M. Grand Total		643,243	643,243	643,243	643,243

Capital Fund Program—Five-Year Action Plan

Part I: Summary (Continuation)

PHA Name/Number Cleveland HA TN-54		Locality (City/county & State) Cleveland/ Bradley/Tennessee		<input checked="" type="checkbox"/> Original 5-Year Plan	<input type="checkbox"/> Revision No:
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013
		Annual Statement			
	PHA-WIDE	208,243.00	208,243.00	208,243.00	208,243.00
	TN54-001	72,500.00	72,500.00	72,500.00	72,500.00
	TN54-002	72,500.00	72,500.00	72,500.00	72,500.00
	TN54-003(a)	72,500.00	72,500.00	72,500.00	72,500.00
	TN54-003(b)	105,000.00	105,000.00	105,000.00	105,000.00
	TN54-004	40,000.00	40,000.00	40,000.00	40,000.00
	TN54-005	72,500.00	72,500.00	72,500.00	72,500.00
	CFP Funds Listed for 5-year planning	\$643,243.00	\$643,243.00	\$643,243.00	\$643,243.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year: 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See PHA-Wide						
Annual Statement	Appliances	L.S.	10,000.00	Appliances	L.S.	10,000.00
	Relocation	L.S.	10,000.00	Relocation	L.S.	10,000.00
	Maintenance Vehicle	1	15,000.00	Maintenance Vehicle	1	15,000.00
	Bathroom renovations	As Needed	2,000.00	Bathroom renovations	As Needed	2,000.00
	Vacancy/Unit Turnaround	As Needed	5,000.00	Vacancy/Unit Turnaround	As Needed	5,000.00
	Subtotal		42,000.00		Subtotal	42,000.00
TN54-001						
	Attic insulation	L.S.	20,000.00	Landscaping	L.S.	10,000.00
	Concrete sidewalks	L.S.	22,500.00	Backfill at units	L.S.	20,000.00
	Dumpsters	L.S.	20,000.00	HVAC	L.S.	40,500.00
	Kitchen renovations	As Needed	10,000.00	Bathroom renovations	As Needed	2,000.00
	Subtotal		72,500.00		Subtotal	72,500.00
TN54-002						
	Attic insulation	L.S.	20,000.00	Landscaping	L.S.	10,000.00
	Concrete sidewalks	L.S.	22,500.00	Backfill at units	L.S.	20,000.00
	Dumpsters	L.S.	20,000.00	HVAC	L.S.	40,500.00
	Kitchen renovations	As Needed	10,000.00	Bathroom renovations	As Needed	2,000.00
	Subtotal		72,500.00		Subtotal	72,500.00
	Subtotal of Estimated Cost		\$		Subtotal of Estimated Cost	\$

Capital Fund Program—Five-Year Action Plan

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year: 2 FFY 2011			Work Statement for Year: 3 FFY 2012		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See TN54-003(a) Cooper Elderly				TN54-003(a) Cooper Elderly		
Annual Statement	Doors/locks Attic Insulation	LS LS	52,900.00 20,000.00	Low flow fixtures Lights	LS LS	52,900.00 20,000.00
	Subtotal		72,500.00		Subtotal	72,500.00
				TN54-003 (b) Family Units		
	Playground Landscaping HVAC	LS LS LS	20,000.00 20,000.00 65,000.00	Low flow fixtures Attic Insulation Dumper Locations Appearance	LS LS LS LS	20,000.00 20,000.00 20,000.00 12,500.00
		Subtotal	105,000.00		Subtotal	72,500.00
				TN54-004		
	Playgrounds Dumpsters HVAC	LS LS LS	15,000.00 15,000.00 10,000.00	Parking Low Flow fixtures Attic Insulation	LS LS LS	32,500.00 20,000.00 20,000.00
		Subtotal	40,000.00		Subtotal	72,500.00
				TN54-005		
	Roofing, siding, gutters, downspouts Exterior renovations	LS LS	40,000.00 32,500.00	Kitchens Cabinets HVAC	LS LS HVAC	20,000.00 20,000.00 32,500.00
		Subtotal	72,500.00		Subtotal	72,500.00
		Subtotal of Estimated Cost	\$		Subtotal of Estimated Cost	\$

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year: 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	PHA-Wide					
Annual Statement	Appliances	LS	10,000.00	Appliances	LS	10,000.00
	Relocation	LS	12,000.00	Relocation	LS	12,000.00
	Maintenance Vehicle	1	15,000.00	Maintenance Vehicle	1	15,000.00
	Vacancy/Unit Turnaround	As Needed	5,000.00	Vacancy/Unit Turnaround	As Needed	5,000.00
	Subtotal		42,000.00		Subtotal	42,000.00
				TN54-001		
	HVAC	LS	32,500.00	HVAC	LS	32,500.00
	Cabinets	LS	20,000.00	Cabinets	LS	20,000.00
	Flooring	LS	20,000.00	Flooring	LS	20,000.00
	Subtotal		72,500.00		Subtotal	72,500.00
				TN54-002		
	HVAC	LS	32,500.00	HVAC	LS	32,500.00
	Cabinets	LS	20,000.00	Cabinets	LS	20,000.00
	Flooring	LS	20,000.00	Flooring	LS	20,000.00
	Subtotal		72,500.00		Subtotal	72,500.00
	Subtotal of Estimated Cost		\$477,000.00	Subtotal of Estimated Cost		\$477,000.00

Capital Fund Program—Five-Year Action Plan

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2010	Work Statement for Year: 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	TN54-003(a) Cooper Elderly			TN54-003(a) Cooper Elderly		
Annual Statement	Cabinets	LS	32,500.00	Cabinets	LS	32,500.00
	Flooring	LS	40,000.00	Flooring	LS	40,000.00
		Subtotal	72,500.00		Subtotal	72,500.00
				TN54-003 (b) Family Units		
	Cabinets	LS	32,500.00	Plumbing	LS	
	Flooring	LS	20,000.00	Sewer	LS	
	Lighting	LS	20,000.00	Cabinets	LS	20,000.00
		Subtotal	72,500.00	Flooring	LS	20,000.00
					Subtotal	72,500.00
				TN54-004		
	Flooring	LS	42,500.00	Boys & Girls Club	LS	30,000.00
	Boys & Girls Club	LS	30,000.00	HVAC	LS	42,500.00
		Subtotal	72,500.00		Subtotal	72,500.00
				TN54-005		
	HVAC	LS	22,500.00	Landscape	LS	20,000.00
	Dumpsters	LS	20,000.00	Drainage	LS	20,000.00
	Major renovations – interior/exterior	LS	30,000.00	Major renovations – interior/exterior	LS	10,000.00
				Flooring	LS	10,000.00
				Interior trim	LS	12,500.00
		Subtotal	72,500.00		Subtotal	72,500.00
	Subtotal of Estimated Cost		\$477,000.00	Subtotal of Estimated Cost		\$477,000.00

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**
Expires 4/30/2001

Part III: Supporting Pages – Management Needs Work Statement(s)

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing**
Expires 4/30/2001

PHA Certifications of Compliance with PHA Plans and Related Regulations

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and Annual PHA Plan for the PHA fiscal year beginning 07/2010, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Cleveland Housing Authority

TN054

PHA Name

PHA Number/HA Code

- 5-Year PHA Plan for Fiscal Years 2010 - 2014
- Annual PHA Plan for Fiscal Year 2010

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Ed Lay	Title	Board Chairman
Signature		Date	03/22/2010

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Cleveland Housing Authority

TN054

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Ed Lay	Title	Board Chairman
Signature		Date	03/22/2010

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

Cleveland Housing Authority

Program/Activity Receiving Federal Grant Funding

PHA Agency Plan/CFP application

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

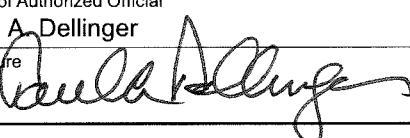
2. Sites for Work Performance. The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

TN54-001, TN54-002, TN54-003, TN54-004, TN54-005

Check here if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Paul A. Dellinger Signature 	Title Executive Director Date 03/22/2010
--	---

Certification of Payments to Influence Federal Transactions

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

Applicant Name

Cleveland Housing Authority

Program/Activity Receiving Federal Grant Funding

PHA Agency Plan/CFP application

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.
(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

Paul A. Dellinger

Signature

Title

Executive Director

Date (mm/dd/yyyy)

03/22/2010

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB

0348-0046

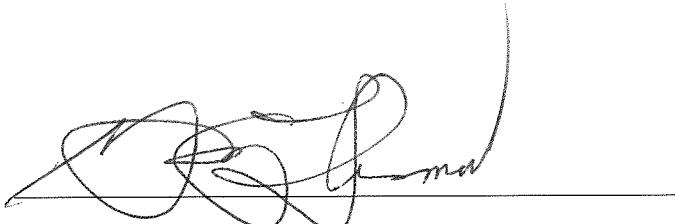
1. Type of Federal Action: <input checked="" type="checkbox"/> b. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> b. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known:	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Cleveland Housing Authority P O Box 2846 Cleveland, TN 37320	
Congressional District, if known:	Congressional District, if known:	
6. Federal Department/Agency: HUD	7. Federal Program Name/Description: Capital Fund Program CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i> 	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: <u>Paul A. Dellinger</u> Print Name: Paul A. Dellinger Title: Executive Director Telephone No.: 423/479-9659 Date: 03/22/2010	
Federal Use Only:	Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Greg Thomas the Community Development Director certify that the Five Year and Annual PHA Plan of the Cleveland Housing Authority is consistent with the Consolidated Plan of City of Cleveland, Tennessee prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

CLEVELAND HOUSING AUTHORITY
"SERVING BRADLEY COUNTY SINCE 1959"

COMMUNICATED:

Ed Lucy, Chairman
Henry Hagan, Vice Chair
Richie Walker, Vice Chair
Ronald Ferguson
Dale Franklin
Lee Taylor
Jill Washington
Paul A. Edinger
Executive Director
Cleveland Housing Authority
450 Walker Street, PO Box 2846
Cleveland, TN 37320

CLEVELAND HOUSING AUTHORITY (CHA)
MEETINGS WITH RESIDENTS
TO RECEIVE COMMENTS ON THE FY2010 AGENCY PLAN
MARCH 9, 2010 AND MARCH 16, 2010

Residents of Cleveland Housing Authority were given two opportunities to voice their opinions regarding the agency plan for 2010. A copy of the Capital Fund Summary given to the residents at both meetings is attached.

The first meeting was held at 450 Walker St. Most of the residents in attendance at this meeting live in the complex directly behind the office. They were given an overview of the capital fund items being addressed in the plan by Charlotte Hagan and Rich Heil, both employees of CHA. Residents seemed pleased with what was planned and had no additional comments.

The second meeting was held at the Lay Street Development Office. Most of the residents in attendance at this meeting live in the neighborhood where this meeting was held. They were given the list of items to be addressed. They appeared to be pleased with the plan and voiced strong opinions about problems with drainage and parking at the Lay Street community.

Everyone was thanked for their input and the meetings were adjourned.



450 Walker St. NE
PO Box 2846
Cleveland, TN 37320-2846

Phone: 423-479-9659
TDD/TTY: 1-800-545-1833 ext. 886
Fax: 423-339-5984
E-mail: paul@clevelandhousingauthority.com

MICHAEL BRADY INC.

289 N Wiegert Road Knoxville TN 37919-4013
(865) 584-0999, Fax: 584-5231, Email: mbs@attch.com Website: www.mbach.com

Development No.	Year 1 2010	Year 2 2011	Year 3 2012	Year 4 2013	Year 5 2014
TN54-001	Dryer outlets Low flow fixtures	Attic insulation Concrete sidewalks, dumpsters	Landscaping, backfill HVAC	HVAC Cabinets Flooring	HVAC Cabinets Flooring
TN54-002	Dryer outlets Low flow	Attic insulation Concrete sidewalks, dumpsters	Landscaping, backfill, HVAC	HVAC Cabinets Flooring	HVAC Cabinets Flooring
TN54-003(a) Cooper Elderly	Alarms Locks Laundry	Doors Attic insulation	Low flow fixtures, Lights	Cabinets Flooring	Cabinets Flooring
TN54-003(b) Family units	Siding, exterior renovations Gutters, downspouts	Playground Landscaping HVAC	Low flow fixtures, Attic insulation Dumpster locations Appearance	Cabinets Flooring Lighting	Plumbing Sewer Cabinets Flooring
TN54-004	Landscaping Drainage sidewalks	Playgrounds Dumpsters	Parking Low flow fixtures Attic insulation	Flooring Boys & Girls Club	Boys & Girls Club HVAC
TN54-005	Windows Bathrooms flooring/tubs Cabinets	Roofs Siding, gutters, Downspouts, Exterior renov.	Kitchens Cabinets HVAC	HVAC Dumpsters	Landscaping Drainage Interior trim Flooring

COOPER ELDERLY COMPLEX

March

~~APRIL~~ 9TH-2010

SIGN IN SHEET

1. Nancy Godford
2. Joel E. P.
- 3 Eva Hamrin
- 4 H. Tropiano
- 5 Stephanie Blackwell
- 6 Jeanne Clark
- 7 Williams Brooks
- 8 Bob Barber, PCO - ORKIN
- 9 Carolyn Hogan
- 10 Ricot Hail CTA
- 11 Doug Francis
- 12 Regina pelfrey
- 13 Flossie Thomas
- 14 Arvel A. Desnies
- 15 Susan Staefvulic
- 16 Fee, John - Leena Dodson
- 17 Loy Pittman
- 18 RUBYCROSS
- 19 _____
- 20 _____
- 21 _____

Charlotte Haugen

RESIDENT COUNCIL MEETING
SIGN IN SHEET
MARCH 16, 2010

Peter Hart

Pat Doney
Zoe CCR

Rick Heil PTA.
Kathy Lardigan

Anthony Sharpston
C. A. Sharpston Jr.
Wanda Reynolds
Jill Binger
Mike Cheet

Charlotte Haugen PTA

HalBaron, Inc
Terence F. Doyle

THE CLEVELAND HOUSING AUTHORITY

PUBLIC HEARING

TO RECEIVE COMMENTS ON

THE FY2010 AGENCY PLAN

MONDAY, MARCH 22, 2010 @ NOON

3/22/2010 - no comments received.



CLEVELAND HOUSING AUTHORITY
SERVING BRADLEY COUNTY SINCE 1959

RECOMMENDED:

Jeff Clegg, Chairman

Harvey Tillinghast, Vice Chair

Jerry Baldwinson

Donald R. Ferguson

Tom Franklin

Tom Gandy

Joe Washington

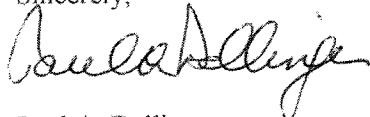
Paul A. Dellinger
Executive Director

April 15, 2010

To whom it may concern:

This letter is to inform you that there were no challenged elements of the five year and Annual Plan (2010-2014) for Cleveland Housing Authority

Sincerely,



Paul A. Dellinger
Executive Director



450 Walker St. NE
PO Box 2846
Cleveland, TN 37320-2846

Phone: 423-479-9659
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Fax: 423-339-5984
E-mail: paul@clevelandhousingauthority.com